



Loudoun County



V I R G I N I A

WHERE TRADITION MEETS INNOVATION

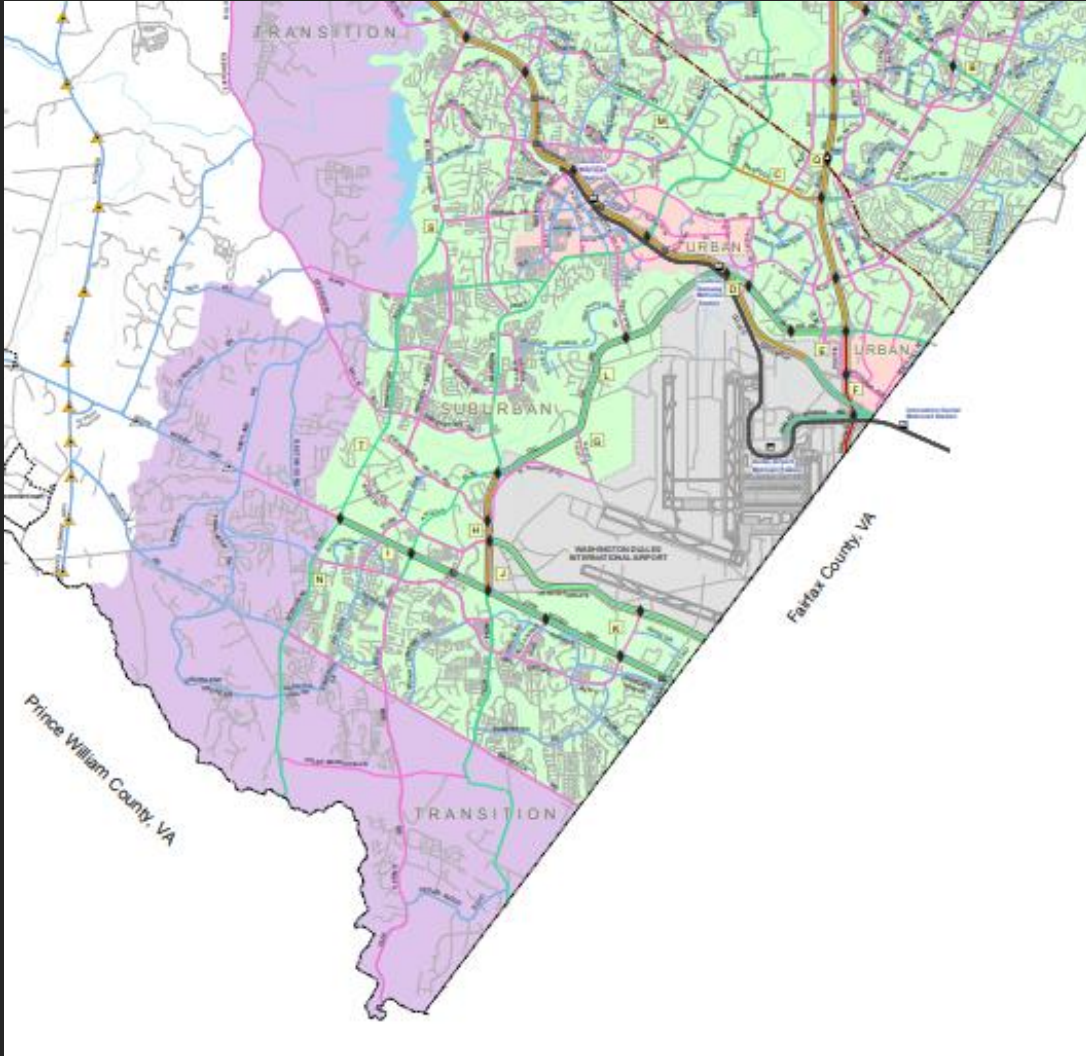
Dulles Corridor Capital Improvement Projects

Supervisor Matt Letourneau
Dulles Regional Chamber of Commerce
Ignite for Growth Property Committee
June 4, 2020

Background

- Prior to 2013, Loudoun County had virtually no involvement in road construction.
- FY2014 budget first to dedicate \$.02 from the tax rate for road construction in our Capital Improvement Program.
- This local funding is leveraged to secure State and Federal transportation funding.
- For FY20, provided nearly \$17.4 million towards cash funded portion of the Capital Improvement Program.

Countywide Transportation Plan



- Updated as part of 2019 Comprehensive Plan Revision.
- Planning document for ultimate roadway classification through 2040.
- Provides data for securing reservations, rights of way, and proffers as part of development applications.
- Guide for inclusion in the Capital Improvement Program.

Capital Improvement Program

- Six-year forecast of land, facility, and equipment needs, with a financing plan to implement each project.
- Includes 10% “pay-as-you-go” local tax funding.
- Annual debt issuance limits to ensure best possible bond ratings.
- FY2021-2026 total: \$2.9 billion.
- Transportation largest single category at 40%.
- Schools account for 27%.
- Impacts of COVID-19 on projects still TBD.

Dulles Corridor Projects



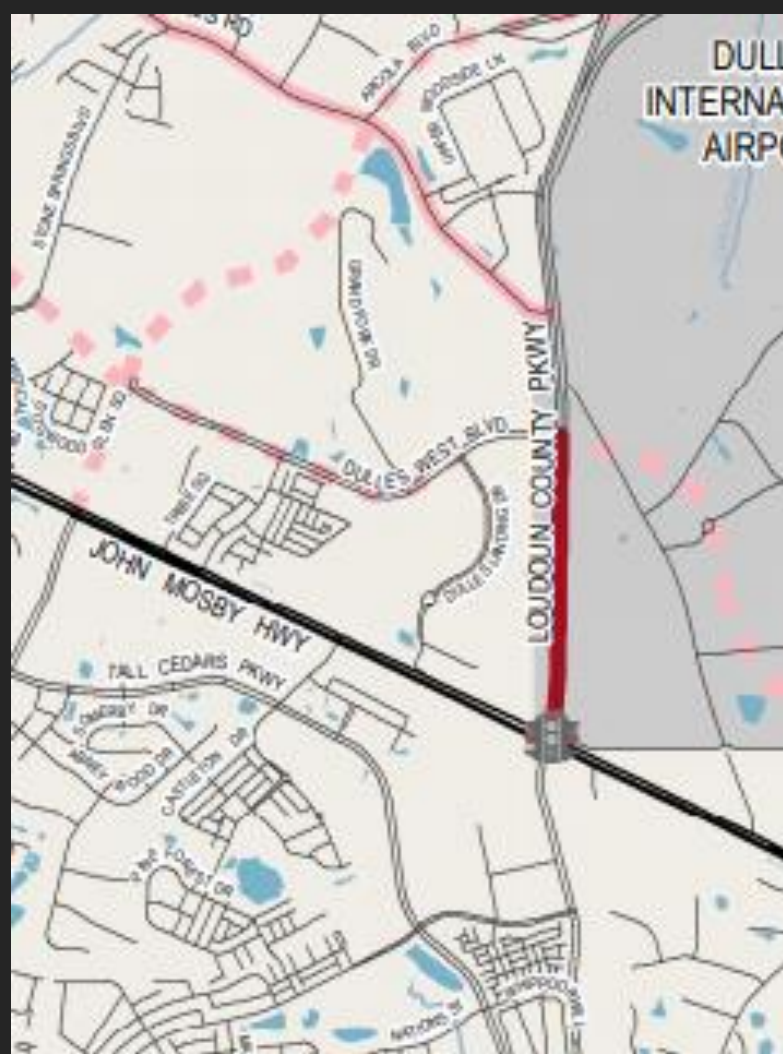
Route 50 Intersection Improvements

- Construct improvements improving flow of traffic at intersections of Route 50 and Pleasant Valley, Tall Cedars, and Gateway Village/Medical Drive.
- Total Cost: \$9.2 million
- Funding: Design and land acquisition funded as of FY20. Construction funding in FY20 and FY24.
- Status: Corridor study completed in December 2017. VDOT to administer. Implementation plan in development. Given time needed for design, right of way acquisition, and utility relocation, construction is expected to begin in 2023.
- Long term plans for interchanges and overpasses on Route 50.

Route 50 Northern Collector Road

- New four lane roadway from Tall Cedars to Route 28 at Air and Space Parkway interchange.
- Total Cost: \$96.2 million
- Funding: Design funding in FY22, land acquisition in FY24, and Construction funding in FY26.
- Status: Concept level planning underway. Met with MWAA leadership on alignment parameters. More discussions needed with Smithsonian and Fairfax County.

Loudoun County Parkway/Route 50



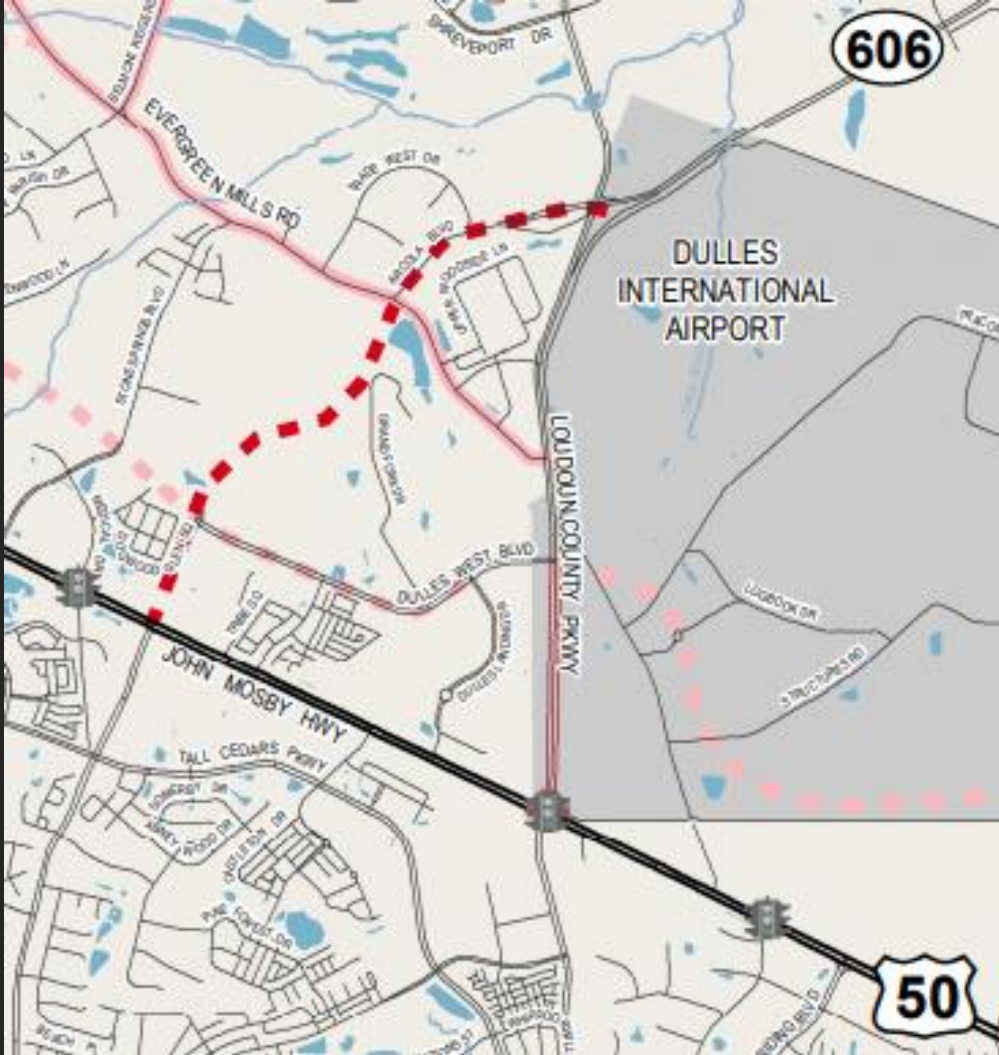
- Construct additional southbound lane on Loudoun County Parkway, free flow right turn lane onto westbound Route 50, and third turn lane from Route 50 to northbound Loudoun County Parkway.
- Total Cost: \$7.8 million
- Funding: Design, land acquisition, and construction funded as of FY20.
- Status: Initial survey work completed. Design work and traffic analysis underway. There are significant utility conflicts and the County is working with VDOT to determine best way to incorporate additional lanes. Depending on right of way needs, construction likely to begin in late 2022.

Dulles West Boulevard



- Construct from Dulles Landing Drive to Northstar Boulevard.
- Total Cost: \$59.6 million
- Funding: Design and land acquisition funded as of FY19. Construction funding in FY19, FY20 and FY23.
- Status: County funding a backstop, Arcola Center proffered to construct from Dulles Landing to Arcola Boulevard. Expected completion by mid-2021. West of Arcola Boulevard still in pre-design stage.

Arcola Boulevard



- Construct new four lane roadway from Route 50 to Loudoun County Parkway/606 intersection.
- Total Cost: \$65.3 million
- Funding: Design funded in FY18 and FY19, Land acquisition funded in FY20 and FY21, Construction funding in FY20 and FY24.
- Status: County funding is backstop, Arcola Center is proffered to construct. They have begun site work, expected to complete from Route 50 to Evergreen Mills by mid-2021. County working to expedite ahead of proffer triggers from Evergreen Mills to 606 through furtherance of a proffer.

Northstar Boulevard- 50 to Shreveport

- Construct new four lane roadway.
- Total Cost: \$79.3 million.
- Funding: Design and land acquisition funded, balance of construction funding as of FY20. County received \$25 million federal TIGER Grant.
- Status: Board endorsed conceptual alignment September 2019. Construction estimated to begin by early 2021.



Northstar Boulevard- 50 to Tall Cedars

- Construct new four lane roadway.
- Total Cost: \$56.6 million.
- Funding: Design and land acquisition funded, balance of construction funding as of FY20.
- Status: Design complete. Currently acquiring needed right of way. Construction estimated to begin in late 2021.
- Both phases to be opened at approximately the same time.



Westwind Drive



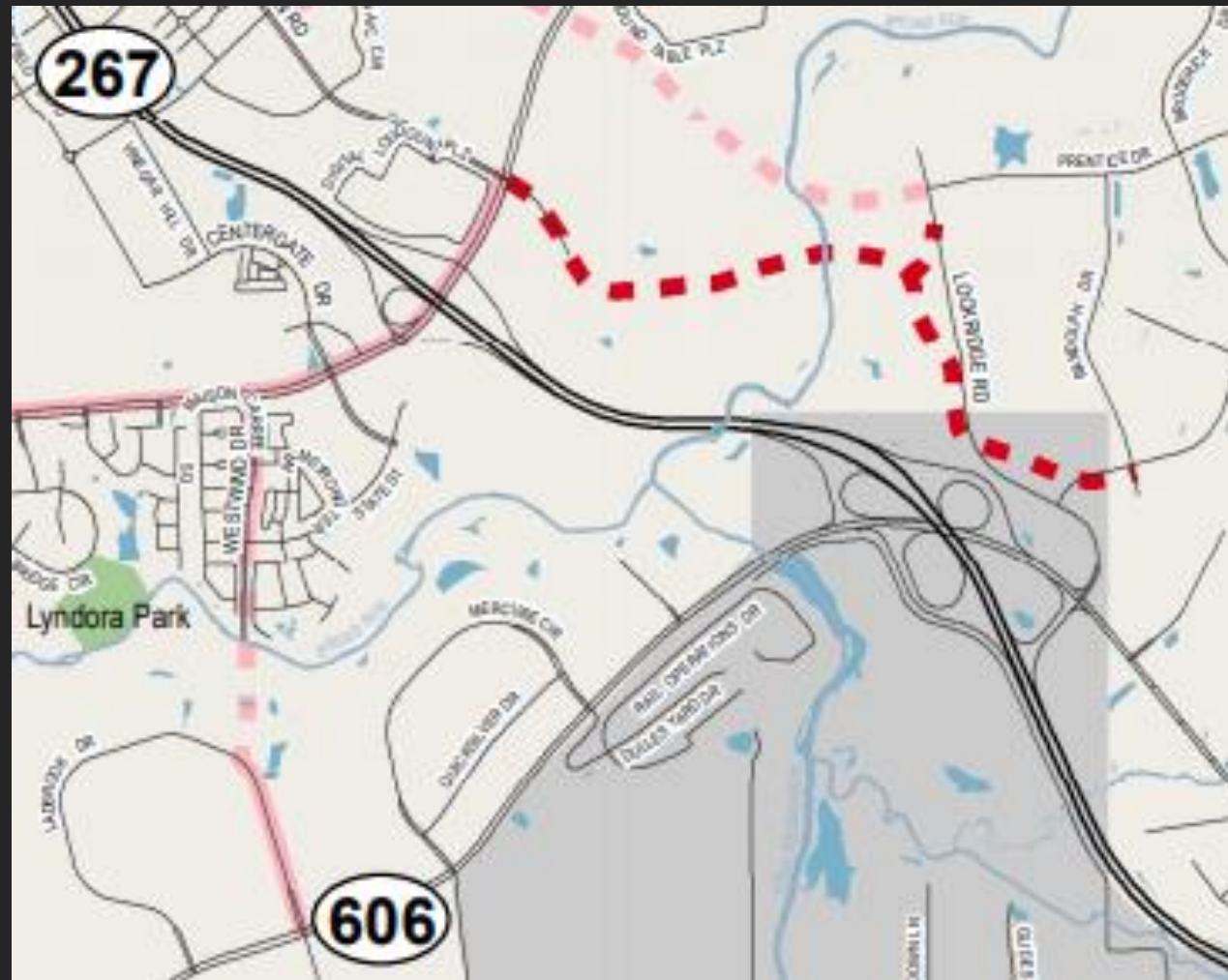
- Extension of existing four lane roadway to Route 606.
- Total Cost: \$51.5 million
- Funding: Design funded. Land acquisition funded in FY20 and FY21, construction funded in FY20, FY22, FY23, and FY25. State SMART SCALE funding of \$19.8.
- Status: Design process beginning this summer. Construction expected to start in 2028.

Loudoun County Parkway- Ryan Road to Shellhorn



- Widen to six lanes.
- Total Cost: \$23 million.
- Funding: Design funding in FY24, land acquisition and construction not funded within the six-year plan.
- Status: County funding a backstop, Silver District West proffered improvement within 24 months of site plan approval. Still early in that process, but road design plans are underway.

Shellhorn Road



- New four lane roadway between Loudoun County Parkway and Randolph Drive.
- Total Cost: \$175 million
- Funding: Design and land acquisition funded. Construction funded in FY23 and FY24.
- Status: Right of way acquired by County, construction funding backstop to proffer from Silver District West. They are proffered to complete within 36 months of site plan approval.

Metro- Silver Line Phase II

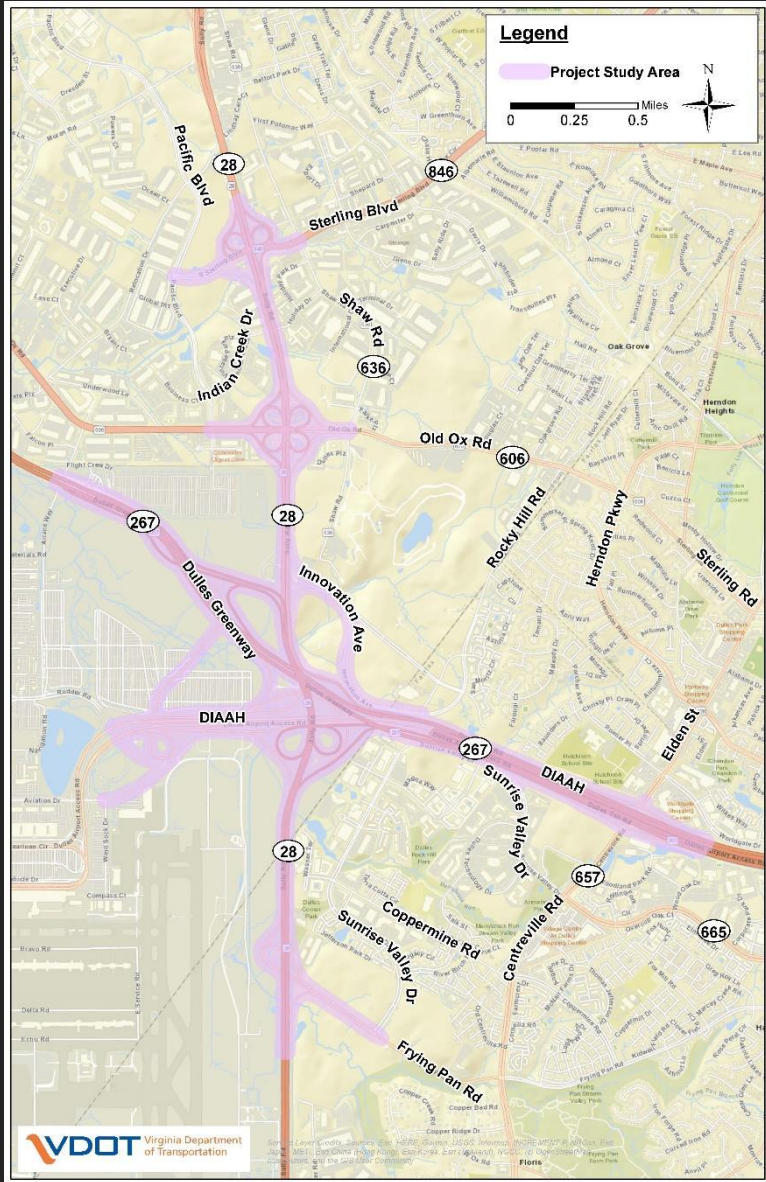


- Serving as first member of the WMATA Board of Directors from Loudoun.
- Summer shutdown underway to accommodate needed integration of Phase II and platform work.
- Parking garages are substantially complete.
- Substantial completion of rail/station construction expected in late 2020.
- WMATA expecting to ramp up for service to begin by July 2021.

Center for Innovative Technology



- Commonwealth of Virginia announced sale in May.
- Shows confidence in development prospects for the area and opportunities well into the future for the Innovation Station area.
- “There is no uncertainty in the future of Northern Virginia despite all of the uncertainty we are otherwise faced with today.” - Stan Nix of Timberline Real Estate Partners, a partner in the transaction.



Route 28 and Route 267 Study

- Conducted with technical and financial participation from Loudoun, Fairfax, VDOT, MWAA and TRIP II/Dulles Greenway.
- Identify safety and operational improvements, both short and long-term.
- Currently underway with public meetings expected later this year.
- Depending on when public outreach can occur, completion expected late 2020.

QUESTIONS?